

GLOSSARY

A. List of Abbreviations/Acronyms

ABAG – Association of Bay Area Governments
ACCESS – Alameda Continuum of Community Emergency and Social Services
ADC – Alameda Development Corporation
AHUF – Affordable Housing Unit/Fee
AMC - Alameda Municipal Code
APC – Alameda Point Collaborative
APIP – Alameda Point Improvement Project
ARM – Adjustable Rate Mortgage
ARRA – Alameda Redevelopment and Reuse Authority
AUSD – Alameda Unified School District
BCDC – Bay Conservation and Development Commission
BDD – Business Development Division
BEQ – Bachelor Enlisted Quarters
BOQ – Bachelor Officers Quarters
BWIP – Business and Waterfront Improvement Project
CAL-DAP – California Disaster Assistance
CASA – Community Assisted/Shared Appreciation Program
CC – Community Commercial
CDBG – Community Development Block Grant
CEQA – California Environmental Quality Act
CHFA HELP – California Housing Finance Agency Housing Enabled by Local Partnerships Program
CHRP-O – California Housing Rehabilitation Program
CIC – Community Improvement Commission
CIP – Community Improvement Plan
CMA – Alameda County Congestion Management Agency
CMP – Congestion Management Program
CPHD – Community Programs and Housing Division
CPO – Chief Petty Officer
CRL – Community Redevelopment Law
DPA – Down Payment Assistance Program
DSD – Development Services Department
DTSC – State Department of Toxic Substance Control
ECHO – Eden Council for Hope and Community
EDAB – Economic Development Alliance
EDC – Economic Development Commission
EDSP – Economic Development Strategic Plan
EMC – Evans/McDonough Company
EPA – Environmental Protection Agency
FISC – Fleet Industrial Supply Center
FMR – Fair Market Rents
FTE – Full Time Equivalent

FY – Fiscal Year
GPA – General Plan Amendment
HA – Housing Authority
HCD – California Department of Housing and Community Development
HDD – Housing Development Division (now Community Programs & Housing Division)
HUD – Department of Housing and Urban Development
LOS – Levels of Service
MCC – Mortgage Credit Certificate Program
MDR – Medium Density Residential
MOU – Memorandum of Understanding (.e.g., with the Alameda Point Collaborative)
MU – Mixed Use
NAS – Naval Air Station
NWSP – Northern Waterfront Specific Plan
PBD – Planning and Building Department
PHA – Public Housing Authority
PMSA – Primary Metropolitan Statistical Areas
PSBA – Park Street Business Association
PTEA – Public Trust Exchange Act
RCD – Resources for Community Development
RHND – Regional Housing Needs Determination
RRAC – Rent Review Advisory Committee
SRO – Single room occupancy
SSHRB – Social Service Human Relations Board
UIN – United Indian Nations
USFWS – United States Fish and Wildlife Service
WABA – West Alameda Business Association
WECIP – West End Capital Improvement Project

B. Glossary of Terms

ACCESS. Alameda Continuum of Community Emergency and Social Services – Provides services to help Alameda families manage their household budgets and remain affordably housed. Services include short-term assistance in paying utility bills, rent, emergency food and baby supplies. The program also provides counseling, access to childcare vouchers, and referrals to other social services.

Ad Hoc Homeownership Committee. Committee formed to consider and recommend policies supporting the City’s goal of achieving 60 percent home ownership. The Ad Hoc Homeownership Committee was composed of interested citizens including representatives from the Housing Commission, the Economic Development Commission, Planning Board, Social Services Human Relations Board, and the Alameda Association of Realtors. The Committee met on a regular basis and had an ambitious schedule of public meetings including more than ten Committee meetings, innumerable subcommittee meetings and seven public presentations (see Chapter 1 in the Public Participation Document).

Affordable Housing Unit/Fee Ordinance. City ordinance, enacted December 1989 (Resolution 11899, title XX of AMC), requiring developers of new non-residential space (including new construction, expansion, and conversion of use) to provide affordable housing units or pay an in-lieu fee to the Affordable Housing Fund. The affordable housing requirement may be satisfied either by providing affordable housing (to low/moderate income people, either tenant- or owner-occupied) for a period of 59 years or by paying a fee. A study finding that new employment creation and expanded non-residential use is directly connected to a need for housing affordable to low and moderate income people is the foundation for the ordinance. Exceptions may be made only if the business can provide evidence of the absence of any reasonable relationship between the housing impacts of the non-residential use and the payment of fees/housing provision. The Development Services Department Director is the City Manager's designee for administering the program and recommending for/against waivers as requested. The Guyton settlement requires that the ordinance remain in effect until the 1995 ABAG fair share housing levels for the City of Alameda have been met.

AHA. Alameda Housing Authority - A separate corporate body from the City of Alameda, governed by Housing Commission and Board of Commissioners (the latter of which has the same members as the City Council).

Alameda County Congestion Management Agency (CMA). CMA, through its Congestion Management Program (CMP), requires all cities in the County to maintain traffic at specific Levels of Service (LOS). CMA is responsible for monitoring levels of service on the CMP system and requires local jurisdictions to prepare deficiency plans in the event that LOS standards are exceeded.

Alameda County Lead Poisoning Prevention Program. The City of Alameda is a member of the Alameda County Lead Poisoning Prevention Program. This Joint Powers Agency is partially funded by a \$10/per unit assessment on residential units constructed before 1978. The program provides information and technical assistance to prevent lead poisoning and reduce residential lead hazards such as lead-based paint, soil and dust. People of all income levels are eligible for free lead paint test kits, environmental testing, abatement planning, and referrals for blood lead screening.

Alameda County Mortgage Credit Certificate Program (MCC). MCC is a federal program that helps first-time homebuyers qualify for mortgage loans. MCCs give homebuyers a "dollar for dollar" tax credit against federal income taxes equal to up to 15 percent of annual mortgage interest. By effectively reducing monthly mortgage payments, MCCs give homebuyers greater ability to qualify for and support a mortgage loan. Program participants are subject to limits on maximum household income and maximum home purchase price. If the home buyers' tax liability is lower than their available MCC tax credit, they may carry forward the unused tax credit for three additional years. The MCC program has been cut back significantly statewide, and in 1998 fund availability for the City of Alameda was less than 50 percent of 1997 levels.

Alameda Development Corporation (ADC). The Alameda Development Corporation (ADC) is a nonprofit housing development corporation formed to help implement Alameda housing policies, to partner with other developers, to work with the City in seeking out development

opportunities and leveraging dedicated housing funds. In March of 2000, the ADC announced their first project. The ADC has purchased a 19,000 square foot parcel currently occupied by a car wash at 626 Buena Vista, and is developing nine residential units affordable to low and moderate income households.

Alameda Point Collaborative. The Collaborative is a consortium of housing and social service organizations, which have facilities and/or services at Alameda Point. Formerly called the Alameda County Homeless Base Conversion Collaborative, it entered into an agreement with ARRA for a range of opportunities which include: housing units; land and buildings to be used for supportive services, employment training and economic development, including a 70,000 square foot community center; and a 90-slot child care center and a 15 percent first source hiring agreement. All properties have been conveyed to collaborative members through no-cost, fifty-nine year leases.

Alameda Point Collaborative Housing. In February of 2000, the Alameda Redevelopment and Reuse Authority (ARRA) entered into an agreement with the Alameda Point Collaborative that provides long-term leases for 200 units of transitional and permanent housing for formerly homeless families. This commitment for the homeless at Alameda Point represents the largest single commitment of resources to meet the growing needs of the homeless in Alameda County's history. A Memorandum of Understanding between the Collaborative and City provides \$1.8 million for rehabilitation of 58 of these units, \$3.6 million for associated infrastructure costs, and a commitment to build an additional 39 affordable family units on a 2.5 acre site within the proposed East Housing development. Responsible agency: Alameda Point Collaborative/Alameda Development Services Department.

Alameda Point Housing Development. Much of new housing development in Alameda will occur in Alameda Point residential neighborhoods. A master developer, Alameda Point Community Partners (a partnership of Shea Homes, Centex Homes, IRG, and Morgan Stanley) has been selected and housing development is a high priority. When build-out is complete, it is estimated that Alameda Point will feature in excess of several thousand new and rehabilitated housing units. A quarter of all new units will be affordable to very low, low and moderate income households. Responsible Agency: Alameda Development Services Department

Amnesty Program. The City's Amnesty Program enables property owners to legalize units that were developed without required city buildings permits if the property owner brings the units up to current health and safety codes.

APIP. Alameda Point Improvement Project, containing the former Alameda Naval Air Station (NAS), which occupies approximately one quarter of city's land area and is Alameda's third redevelopment area.

ARRA. Alameda Reuse and Redevelopment Authority, authorized by federal base reuse legislation, is responsible for the transfer and redevelopment of the former NAS base from the Navy to the City (APIP area).

Assisted Living Projects. Assisted living units provide older persons accommodations with limited assistance, which allows them to live independently. Two new projects, Aegis and the

Elders Inn, provide a total of 155 units for seniors and disabled persons who often live on limited or fixed incomes.

Association of Bay Area Governments (ABAG). The Association of Bay Area Governments (ABAG) is one of more than 560 regional planning agencies across the nation addressing regional issues such as land use, housing, environmental quality, and economic development. The cities and counties of the San Francisco Bay Area sponsor ABAG. It was established in 1961 to plan for the future and promote cooperation on assorted issues.¹

AUSD. Alameda Unified School District has an agreement with the City's Community Improvement Commission (CIC) which allocates redevelopment funds to the district. This "pass-through agreement" allocates 40 percent of the 20 percent set-aside funds, (property taxes in redevelopment areas reserved for housing) to AUSD for affordable housing. The AUSD may combine its development efforts with the CIC or the City or may wait until sufficient funds have been accumulated to finance a cost-effective project.

"Bridgeport" or "Buena Vista" Apartments. The sale of this privately built and owned Section 8 rental housing complex to another private owner precipitated the Guyton-Henderson lawsuit against the City of Alameda. The settlement of the case, know as the Guyton Agreement, specifies how dedicated housing funds are spent and provides certain exceptions to Measure A. This exception is for up to 325 affordable housing units considered "lost" by the plaintiffs when the former Buena Vista Apartments were converted to the market rent Bridgeport Apartments (now Harbor Isle apartments). Under the Guyton Agreement, those residents of the Buena Vista Apartments present in September 1987 are offered first priority in occupying newly constructed affordable units financed with redevelopment funds.

460 Buena Vista. The Housing Authority acquired this building in July 1998 and performed significant rehabilitation and seismic work. Of the 26 units, 15 are restricted for affordable rents. Financing for acquisition and rehabilitation was provided through the HOME program, a US Bank loan, and Housing Authority Funds.

BWIP. Business and Waterfront Improvement Project is one of the city's three redevelopment areas. It was established mid-1991 and its term expires in 2031. BWIP covers selected areas of the city including most of the estuary waterfront from Tilden Way to NAS, the Park Street and Webster Street business districts, two neighborhood business districts along Lincoln Avenue, the Civic Center, and the primary entrances to the City. Fifteen percent of tax increment from BWIP must be set aside for affordable housing, as per state law. The funds are specifically for low and moderate income households (50 to 120 percent median).

CASA. Community Assisted/Shared Appreciation Homebuyers' Program is a deferred loan program for home ownership and is administered under contract by Northbay Ecumenical Homes. Preference is given to Alameda residents or people employed in Alameda. A subsidized mortgage is provided on the condition that the homeowner must share appreciation in the home's value with the lenders. Open to all first-time homeowners or anyone who has not owned a home

¹ Information retrieved 8/13/01 from ABAG Website: http://www.abag.ca.gov/about_abag/.

in the past three years. The borrower gets a mortgage and then obtains smaller second and third mortgages ("silent loans") from the City of Alameda and its CASA partner.

CDBG. Community Development Block Grant program, administered by the Development Services Department of the City of Alameda. The CDBG program is a block grant funded by the federal government and assists low and moderate income residents and to relieve conditions of blight. Entitlements to cities with more than 50,000 population are based on a formula, which considers age of housing, population growth and extent of poverty. Eligible activities include public works and facilities, public services, housing rehabilitation, economic development activities, planning and administration. Per the Guyton settlement, 15.3 percent of CDBG funds must be allocated each year for the Substantial Rehabilitation Program.

CHFA HELP program. California Housing Finance Agency Housing Enabled by Local Partnerships Program. The HELP program provides for loans for up to \$2,000,000 for 10 years at a 3 percent simple interest rate.²

CIC. The Community Improvement Commission is the governing body of Alameda's redevelopment program. It was created in 1982 by the City of Alameda to take advantage of California's redevelopment legislation and opportunities.

City of Alameda February 2001 Housing Survey. The City of Alameda commissioned a telephone survey ("housing survey") by the survey firm of Evans/McDonough. (The complete survey and results are contained in Chapter 4 in the Public Participation Document.) Trained professional interviewers interviewed 400 residents over the age of 18. The sample was drawn from a random digit dial database of known local telephone exchanges. The margin of error for the overall survey is ± 4.9 percentage points.

Community Improvement Plan (CIP). The "Community Improvement Plan" (CIP) for the Alameda Point Improvement Project in the City of Alameda. The CIP is the policy and program guide for the Community Improvement Commission (CIC) regarding powers, duties, and obligations. It further guides the implementation of redevelopment, rehabilitation, and revitalization of specific areas within the Project Area.

Community Land Trust Model of Home Ownership. See properties at 1129-31 Regent and 2201 Santa Clara. The land trust homeownership model creates affordable air space condominiums, which are sold to low and moderate income buyers. Land and buildings are owned by a nonprofit entity and leased to owner with deed restrictions to maintain affordability through resale of units.

Condominium Conversion. Conversion of existing housing to condominium ownership is regulated by Alameda Municipal Code. No conversion of rental housing is allowed when the ratio of owner-occupied units exceeds 60 percent of the total units available. Existing tenants not in arrears must be given a 60-day non-transferable right of first refusal for the purchase of his/her

² Information retrieved 8/13/01 from ABAG Website:
http://www.abag.ca.gov/planning/interregional/pdf/housing_incentives.pdf

rental unit. Developers subdividing properties for the purpose of creating condominiums must prepare a relocation assistance program to be approved by the planning board.

Congestion Management Program (CMP). See “Alameda County Congestion Management Agency” in this glossary.

Conservation of At-Risk Units. At risk units describe affordable rental housing with public subsidies at risk of being converted to market rents. The most notable example of this was the conversion of 615 unit Bridgeport Apartments (now Harbor Island) from HUD financed moderate income tenancy to market rate in 1987. More recently, the Alameda Housing Authority in 2000 provided a long-term deferred loan of \$240,000 to the new purchaser of Playa Del Alameda to preserve for 55 years affordable rents in this 40-family unit Section 8 project.

Dignity Commons. This 28 unit project received rehabilitation financing as part of an agreement between the Alameda Reuse and Redevelopment Authority and the Alameda Point Collaborative. It is part of the group of projects of 200 transitional and permanent housing units at Alameda Point for formerly homeless families.

Down Payment Assistance Program. The program assists home buyers who qualify for conventional mortgage but don't have the cash for the down payment and closing costs. The City sponsors low interest loans for these costs. Open to all first-time homeowners or anyone who has not owned a home in the past three years and qualifies as a very low, low, and moderate income household. Up to \$10,000 is available at a 5 percent simple interest rate, with payments deferred for five years.

Downtown Vision. This is the name of a citizen based planning program initiated in 1999 which emphasizes strategically selected priority projects and programs that will provide the most impact for future improvements to Downtown (Park Street) Alameda.

Economic Development Strategic Plan (EDSP). The plan defines the direction of Alameda's economic development using goals that maximize economic opportunity with consideration of the qualities of Alameda. Plan will be long term (10+ years), and will identify milestones for measuring success and provide for periodic review.

Fair Housing Act. The federal law which prohibits discrimination on the basis of race, color, religion, sex, national origin, handicap, or familial status (i.e., presence of minor children). It covers the sale, rental, financing, and advertising of almost all housing in the nation. The Community Programs and Housing Division, in conjunction with Alameda County HOME Consortium, is responsible for conducting, updating and noting progress in addressing an “Analysis of Impediments to Fair Housing” as part of HUD's Consolidated Plan process. As a HUD recipient, the City is required to take actions to “affirmatively further fair housing.”

First-Time Homebuyer Workshops. The City of Alameda sponsors homebuyer workshops for first-time homebuyers. The workshops are presented by the Homebuyer Assistance Center, a nonprofit homeownership assistance organization in Oakland, under contract with the City of Alameda. Topics covered in these workshops include an overview of the home buying process,

credit and budgeting, qualifying for a loan, the City's DPA and CASA programs, loan application and preapproval process, selecting a home, the role of the real estate agent, home maintenance, and foreclosure prevention.

FISC. The area known as the Navy's Fleet Industrial Supply Center (FISC) will be redeveloped along with the former Navy residential area known as "East Housing" by the Catellus Development Corporation. The project will include approximately 600 single-family homes, including 147 designated affordable units; a 1.3 million square foot business park; a 5-acre neighborhood park; a school; and 11 acres of open space along the waterfront. This development will be the first large-scale mixed-use project developed in the city since the Marina Village project was approved in 1984.

General Plan. The General Plan is a state mandated planning document, which addresses present and future land use, transportation, housing, historic preservation, open space and other important community components.

General Plan Amendment (GPA) for Alameda Point. Alameda Point, the former Naval Air Station Alameda, will be turned over to the City and redeveloped. The City is currently working on a GPA to change the General Plan designation of Alameda Point from Federal Facilities to other land use designations, including mixed-use and residential. The specific mixed-use designations will include residential uses.

Guyton Settlement. The lawsuit between Clayton Guyton and Modessa Henderson and the City of Alameda was settled in April 1990. Subsequently there were two motions for enforcement and a spring 1993 court order. The settlement agreement encourages the City to increase its affordable housing stock to meet ABAG fair share objectives for April 1995. It also memorializes an exception for Measure A which allows to City to replace 325 affordable housing units.

Habitat for Humanity. Habitat for Humanity International is a nonprofit, ecumenical Christian housing ministry. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The Habitat has constructed two affordable units in Alameda.³

HOME. HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1992. The program provides federal funds for rehabilitating existing rental housing and to acquire, rehabilitate, finance and construct units low income families.

Home Ownership Goal. The City Council adopted a policy in July 1996, to increase home ownership to 60 percent from 44 percent (identified in the 1990 US Census).

Housing Authority. In addition to owning and managing family and elderly housing the Alameda Housing Authority also administers the Housing Choice (Section 8) Rental Voucher Program and provides funding to create and preserve affordable units in the City of Alameda. In

³ Retrieved 8/13/01 from Habitat for Humanity's Homepage at <http://www.habitat.org/how/factsheet.html>

recent years the Housing Authority has provided the funding to purchase land for two projects. Projects were developed using the Land Trust Model, which ensures affordability in perpetuity. The projects, located at 1129 Regent St. and 2201 Santa Clara Ave., resulted in six new homeownership units.

Housing Commission. The Housing Commission is a City commission charged with advising the Housing Authority Board of Commissioners (who are also the City Council) on the availability, development, and maintenance of assisted housing for which the Authority is responsible. The Commission consists of 7 members nominated by the mayor, at least 2 of whom must be AHA tenants (including one senior citizen over 62).

Inclusionary Housing Compliance Plan. The City adopted an inclusionary compliance plan in 1993, which requires residential developers in redevelopment areas to assume the CIC obligation. It requires that at least 15 percent of all new or rehabilitated units in redevelopment areas be available at affordable cost to persons of very low or moderate income (at least 6 percent to very low income households, and 9 percent to low or moderate income households) and remain affordable for the duration of the land use controls established in the redevelopment plan for that area (2023 for WECIP, 2031 for BWIP, and 2041 for APIP).

Lead-Based Paint Hazard Reduction Grants. These grants are designed to reduce lead hazards in housing units occupied by or available to low and moderate income families with young children. The program funding is made available through a HUD grant awarded to the City through its membership in the Alameda County Lead Poisoning Prevention Program.

“Liveaboard” housing. This term describes boatberths in which people reside on their boats. . Ten percent of boats at commercial marinas are permitted to be used as residential housing and in redevelopment areas have an inclusionary requirement.

Low and Moderate Income Housing Fund. This fund is created from 20 percent set-aside tax increment revenues in redevelopment areas and is available to finance low and moderate income housing developments

LPPP. Lead Poisoning Prevention Program - A Joint Powers Agency, partially funded by \$10 per unit assessments on residential units constructed before 1974. The Program also receives federal and state funding to provide education, testing and abatement of lead-based paint. The Community Programs and Housing Division administers pass-through HUD grants for remediating lead hazards in existing housing in conjunction with its residential rehab programs.

Measure “A”. Prohibits construction of more than two contiguous units (multiple-dwelling unit). The Measure A initiative was passed by the City of Alameda electorate in March 1973 (Article 26 of Alameda Municipal Code); because it is a charter amendment passed through the electoral process, no variances are allowed without a vote of the electorate. A later measure (passed in 1987/88) sets maximum density limits through requiring a minimum lot area of 2000 square feet per housing unit. Measure A does not prohibit boarding houses or motels, because the “unit” definition in Alameda requires a kitchen. The reconstruction of destroyed structures (e.g., by fire) is exempted from these restrictions. The Guyton Agreement also provides an

exemption, which allows AHA to build 325 “replacement units” equivalent to the number of units lost at the former Buena Vista Apartments.

Median Home Value. The median (mid way in the observation count) is one of three measures of an “average”. The other two are “mode” (the most common observation) and “mean” (the sum of numerical observations divided by the count). Median home value in Alameda as of May 2001 is \$394,444 (California Association of Realtors).

Midway Shelter. Midway is the only emergency homeless shelter in Alameda. Operated by the organization Building Futures with Women and Children and owned by the Alameda Homeless Network, Midway provides temporary emergency shelter and meals to women and children. The 24 beds are assigned on a first-come, first-served basis. Support groups, children’s programs, job and housing placement, and other case management services are a core part of the program.

Minor Home Repair Program. Provides grants for up to \$1,000 and zero-interest loans for up to \$5,000 to low and moderate income homeowners for health and safety items, such as roof, plumbing and heating repairs, and replacement of broken windows or doors.

Mortgage Credit Certificate. See Alameda County MCC.

Mortgage qualifications. Typically mortgage lenders look at credit worthiness, debt/income ratio, and employment history in determining if applicants qualify for a loan.

NAS Alameda Community Reuse Plan. As part of the base reuse process, an extensive community participation process was conducted to develop a plan for the reuse and redevelopment of the former Naval base. The plan was adopted by the ARRA in January 1996, and calls for housing for all income levels and the seamless integration of the Alameda Point neighborhoods with existing neighborhoods.

Northern Waterfront Specific Plan (NWSP). Bounded by the Alameda Beltline property at Constitution Way, Minturn Street at Eagle Avenue, and the Oakland-Alameda Estuary, the Northern Waterfront encompasses an area of Alameda that was historically a working waterfront containing light and heavy industrial uses. As recent development in the area has demonstrated, waterfront uses are no longer the strongest economic use of the land. The NWSP, which is currently underway, will look at a full range of land uses that may be appropriate for the changing Northern Waterfront. Additional land for residential uses may be identified as part of the NWSP process.

Partners in Neighborhood Pride. Partners in Neighborhood Pride is a City-sponsored collaboration with owners and managers of rental housing to promote safe, healthy, and attractive apartment neighborhoods. A reference guide details resources for owners to cut costs, decrease vandalism, and increase resident satisfaction.

Playa Del Alameda. The Housing Authority provided a \$240,000 long-term deferred loan to the new purchaser of this project to preserve for 55 years affordable rents in a 40-family unit Section 8 project.

Redevelopment (Affordable Housing). 20 percent of the tax increment generated in redevelopment areas must be set aside for affordable housing, as required by California Redevelopment Law. In addition, at least 30 percent of all housing units developed by any Agency must be affordable to low and moderate income people, and at least 15 percent of all new or rehabilitated units developed privately must be affordable to persons of low or moderate income, including at least 6 percent for very low income households.

Rent Review Advisory Committee (RRAC). Since 1979, the Rent Review Advisory Committee has heard complaints of rent increases and made recommendations to tenants, owners and the City Council regarding rental housing in Alameda. The committee is appointed by the City Council and serves an advisory role. Since its inception, the committee has successfully mediated more than 225 cases of rent increases, obtaining commitments from property owners to rescind, roll back or otherwise restructure disputed rental increases. In recent years the RRAC has had an increase in the number of complaints of large rent increases and multiple rent increases within a year. CDBG funds support the RRAC.

Rental Rehabilitation Program. A loan program for property owners of low and moderate income rental units. Owners can qualify for loans of up to \$24,000 per unit at 2 percent interest rates.

Section 8. Now called Housing Choice Vouchers, these are monthly rent supplements for private or public apartments for very low to low income households, using Federal assistance. This program is administered in the by the Alameda Housing Authority.

Self-Help in Rehabilitation. Promotes self-help techniques to reduce rehabilitation costs. This program may also soon include City provision of technical assistance concerning permit-processing, preparation of financing applications, and owner management of the rehabilitation work.

Senior Housing Project. There has not been a new senior housing project built in Alameda in a decade. It is possible that the former Navy Bachelor Officer's Quarters at Alameda Point may be the next project. It presently has a very low income housing covenant of 30 units purchased with \$310,000 of Business & Waterfront Improvement Project (BWIP) funds. It is proposed that the entire building be rehabilitated into 210 SRO and rental units for seniors, as part of the Alameda Point initial redevelopment effort.

Sentinel Fair Housing. The City of Alameda is committed to affirmatively furthering fair housing. Sentinel Fair Housing is contracted by the City to counsel tenants and landlords on their rights and responsibilities, mediate property owner/tenant disputes, and investigate complaints of housing discrimination.

Spirit of Hope. This 45 unit project is a component of an agreement between the Alameda Reuse and Redevelopment Authority and the Alameda Point Collaborative that provides 200 transitional and permanent housing units for formerly homeless families. UA Housing received funding from the City for rehabilitation of 30 units in this project.

State and Federal Rehabilitation Financing Programs. The City currently administers funds from the Rental Rehabilitation grant, California Disaster Assistance (CAL-DAP), California Housing Rehabilitation (CHRP-O) funds, and the HUD Lead Control Grant Administration.

Subdivision Regulations. Applies to division of any real property (including contiguous lots with same owner, unless excepted by CA Subdivision Map Act) or condominium project into two or more parcels. The City Planning Board is the advisory agency for subdivisions. Preliminary Plan includes: approximate design and dimension of streets and lots, proposed public areas as relevant, and relationship of the foregoing to adjoining developments, topographic and water features, homeowners organizations, covenants and restrictions, home size and cost ranges, variations in setbacks/plans/elevations, utilities, water areas (or condominium conversion if that is first required). Requirements for Tentative Map and Parcel maps are extensive, but parcel maps may be waived by the City Council if the land complies with state law and the municipal code regarding area, improvement & design, drainage, improved public roads, sanitary facilities, water supply, and environmental protection, and no public improvement will be necessary or desirable due to the proposed subdivision. The Planning Board shall review subdivision proposals "as to their excellence of design and improvement, suitability of existing and proposed land use relationship, conformity with zoning and other standards and regulations, and conformity with the various elements of the General Plan. The Planning Board may require that the subdivider reserve, or may suggest the desirability of his dedicating suitable areas for schools, parks, and playgrounds and other public sites which will be required for the use and service of the persons who will occupy the subdivision under the plan of proposed property uses."

Substantial Rehabilitation Program. This program provides financial and technical assistance (funded by CDBG) to property owners to create or reclaim housing units in vacant or underutilized spaces within the footprint of existing structures. In exchange for below market-rate loans, owners must rent the units to very low income tenants for 15 years. A Preliminary Design Services grant helps owners resolve planning, historic preservation and design/engineering issues before proceeding with the project.

Teachers/Classified Employee Homeownership Program. Like most cities in the central Bay Area, affordable housing for public education workers is a critical community concern. The proposed program will utilize Alameda dedicated housing funds in conjunction with the AUSD pass-through portions of 20 percent set-aside fund, funds to develop housing for employees of the Alameda Unified School District.

Unit (Housing in Alameda). A residential unit in Alameda includes a kitchen as opposed to an SRO room, residential care room, and hotel room which are not units because they have no kitchen.

Weatherization Cash Grant Program. For customers with electric heat, AP&T pays 80 percent of the cost of Weatherization and the customer pays 20 percent.

WECIP. West End Capital Improvement Project is located generally along the Oakland/Alameda estuary between Webster and Sherman. It was established in 1983 to use tax increment to repay debts for public infrastructure improvement for Marina Village. An agreement with the Housing Authority provides 65 inclusionary units including 29 very low income units. The development agreement with Marina Village developers requires that 95 percent of non-housing revenues be allocated to reimburse property owners for special property tax assessments related to public improvements in the Marina Village development until 2002.